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Bill Garrett Davidson County
Batch# 51615 DEEDQC
01/25/2018 02:06:22 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180125-0007943

PREPARED BY:
SETTLEMENT SERVICES OF NASHVILLE, LLC
302 Innovation Drive, Suite 320
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

ADDRESS OF NEW OWNER
3335 East Indian School Road
Suite 150A
Phoenix, Arizona 85018

The actual consideration is $0.00.

Kim A Williams
AFFIANT

SEND TAX BILLS TO:
New Owner

Subscribed and sworn to before me this 24th day of January, 2018

KIMBERLY THOMAS SIDWELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

NOTARY PUBLIC
My Commission Expires: 11/14/21

Map Parcel Nos: 02508002800
02500005800

QUITCLAIM DEED

In consideration of $10.00 and other good and valuable consideration, Evelyn Banner Sutton, Grantor, does hereby convey all her right, title and interest to the hereinafter described property unto Parkview preserve Holding LP, a Delaware limited partnership, Grantee. Said property conveyed herein is described as follows:

Tract I: A tract of land situated in Goodlettsville, Davidson County Tennessee, according to a survey made by R. L. Montoya -Land Surveying, Inc., Tennessee RLS No. 697 and being more particularly described as follows:

Beginning at a iron rod in the Northeast terminus of Rawls Road being the Southeast corner of the Gilmore M. Sanes, Jr. Property as evidenced in Deed Book 5016, Page 856, R.O.D.C., TN, and also being the Southwest corner for this hereon described tract; with Sanes' East line N 03° 25' 46" E 469.22' to an iron rod; thence, N 04° 06' 40" E 84.56' to a iron rod; thence at Sanes' Northeast corner, said rod also being the Southeast corner of the Diana McVicker tract as evidenced in Deed Book 9808, Page 807, R.O.D.C., TN; thence with McVicker's East line for the next two calls N 04° 07' 00"E 676.90' to a iron rod; thence, N 04° 37' 22" E 639.83' to a iron rod in the Southerly line of Lot No. 5 of Franklin Heights, Phase 1, Section 2 as of record in Plat Book 6900, Page 856, R.O.D.C., TN, said rod being the Northeast corner of McVicker's tract and the Northwest corner for this tract: thence, with the Southerly boundary of said subdivision S 88° 25' 31" E 197.59 to a iron rod; thence N 57° 18'43" E 203.60' to a concrete monument, said monument being the

Southeast corner of aforementioned subdivision and the Southwest corner of Franklin Heights subdivision as of record in Plat Book 2083, Page 91, R.O.D.C. TN; thence with the Southerly line of said Franklin Heights N 66° 03' 18" E 371.29' to a concrete monument, said monument being the Northwest corner of property conveyed to the City of Goodlettsville as evidenced in Deed Book 4805, Page 706, R.O.D.C., TN: thence with the West line of property conveyed to the City of Goodlettsville S 30° 16' 43" E 710.65' to a iron rod, said rod being the Southwest corner of the property conveyed to the City of Goodlettsville; thence with a common line of said property of Goodlettsville for the next 3 calls N 62° 59'43" E 714.66' to a iron rod; thence, N 28° 02' 56" W 49.42' to a iron rod; thence N 82°24' 25" E 347.43' to a wood fence post in the West line of property conveyed to Madison Suburban utility district as evidenced in Deed Book 8363, Page 676, R.O.D.C. TN and also being the Northeast corner for this tract; thence with the West line of property conveyed to Madison Suburban Utility District S 04°11'00" W through an existing concrete monument at 230.30' for a total distance of 276.48' to an iron rod; thence S 57°29' 23" E 64.90' to the property conveyed to Ronald Lewis Carr as evidenced in Deed Book 6390, Page 699, R.O.D.C. TN; thence with Carr's West line S 04° 42' 56" E 247.10' to a iron rod in the West line of the property conveyed to Arnold D. Lanius as evidenced in Deed Book 5750, Page 883 R.O.D.C. TN; thence S 09° 30' 00" W 108.50' to a angle iron; said angle iron being the Southwest corner of the Lanius property, and the Northwest corner of the property conveyed to Thomas Anderson as evidenced in Deed Book 10228, Page 587 R.O.D.C., TN; thence, S 06° 40' 55" W 205.85' to a iron rod, said rod being set in the Easterly line of lot no. 2 on the subdivision plat entitled Robert McCassland Lots Dickerson Road as of record in Plat Book 8250, Page 813 R.O.D.C. TN; thence, continuing with the Westerly line of said lot no. 2 for the next 3 calls S 10°19'16" E 173.60' to a iron rod; thence S 81°21' 46" W 27' to a iron rod; thence, S 21°51' 06" W 116.00' to a iron rod, said rod being the Northwest corner of the property conveyed to the Goodlettsville Church of Christ as of record in Deed Book 10180, Page 322, R.O.D.C. TN.; thence with the East line of said property S 22°33' 28" W 178.55' to a cedar post; thence S 43°19' 49" W 253.63 to a iron rod set in the Westerly line of lot no. 11 of the J. W. Harris subdivision as of record in Plat Book 547, Page 46, R.O.D.C. TN, and the Easterly line of property conveyed to the Metropolitan Government as evidenced in Deed Book 3164, Page 489, R.O.D.C. TN; thence with the East line of the property conveyed to the Metropolitan Government for the next two calls N 03°16' 27" E 95.23' to a iron rod; thence N 10° 43'48" E 312.01' to a iron rod, said rod being the Northeast corner of said government property; thence, S 82° 41'44" W 564.25' to a cedar post, said post being the Northwest corner of said government property; thence, S 06° 47'49" E 503.23' to a iron rod set in the northerly line of the property conveyed to Ellis R. Hitt as evidenced in Deed Book 838 Page 616, R.O.D.C. TN; thence with the Northerly line of said property S 82°38'04" W 35.36' to a iron rod, said rod being the Northeast corner of lot no. 93 of the subdivision entitled Ranchwood Estates Section, 1 as of record in Plat Book 2900, Page 125 R.O.D.C. TN; thence, with the Northerly boundary of aforementioned subdivision S 83° 59' 39" W 1,412.35' to the point of beginning containing 70.74 acres more or less.

Tract II: Being Lot No. 11 on the plan of J. W. Harris Subdivision of a part of the Clerk Homeplace at Goodlettsville, Tennessee and adjoining the above-mentioned 1st Tract as of record in Book 547, Page 46, Register's Office for Davidson County, Tennessee and described as follows:

Beginning on the Northerly side of Harris' Street and the Southwest corner of Lot No. 10 on said plan and running thence with the line between Lots 10 and 11 N. 3 1/4 E. 239 feet to the Northwest corner of said Lot No. 10 and in the North line of said subdivision; thence with said line Westwardly 30 feet S. 43 W. 93 feet to an Oak tree, S. 37 W. 135.3 feet to a post; S. 54 1/4 E. 79 feet to the North side of Harris' Street, and with the same, S. 79 E. 100 feet to the beginning.

Being the same property conveyed to Evelyn Banner Sutton by Warranty Deed dated 01/11/2013 from Nancy Prowse Bowman and David Charles Bowman and Paul Jeremy Bowman and John Daniel Bowman and Frances Bowman Alexander (a/k/a Fanny Bowman Alexander) and Seth Nathaniel Bowman and Laura Ellison Johnson and June Peay Gregory-Spain and Charles Richard Lain and Charles Richard Lain, Trustee of the Lain Charitable Remainder Unitrust and Jessee Donaldson Peay III and James Andrew Peay and Jewell Parker-Peay and Tamberly Ann McVay and Kimberly Denise Hayes and Hope Lynn Hitt of record in Instrument No. 20130118-0006196, Register's Office for Davidson County, Tennessee.

Grantor makes no warranties as to the state of the title to the property but acquit any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

IN WITNESS WHEREOF, this document was executed this 24th day of January, 2018.

Evelyn Banner Sutton

Evelyn Banner Sutton

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, Evelyn Banner Sutton, the within named bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of January, 2018.

Notary Public

My Commission Expires: 11/14/21

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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